



**RFP-18-18
ADDENDUM 1
ENERGY AUDIT AND ENERGY PERFORMANCE
CONTRACT PROPOSAL / WHEAT RIDGE RECREATION CENTER**

DATE: August 10, 2018

FROM: Jennifer Nellis, Purchasing Agent

A handwritten signature in blue ink, appearing to be "JMN", is written over the name "Jennifer Nellis".

PROPOSALS DUE: MONDAY, AUGUST 27, 2018, BY 4:00 P.M. OUR CLOCK

The following information is provided to all prospective offerors and is hereby made a part of the above-referenced proposal documents. **Proposers must acknowledge this Addendum 1 with their submittal.** This addendum is a total of FOUR pages.

ADDITIONAL INFORMATION: (Attached Documents include)

- a. Sign-in sheet from the pre-proposal meeting and site visit
- b. Wheat Ridge Recreation Center Structural and Mechanical information sheet
- c. Westridge Sanitation expenses not reported in the RFP document
 - 10/2016 to 3/2017 \$6,510
 - 3/2017 to 7/2017 \$8,815
 - 7/2017 to 10/2017 \$8,659
 - 10/2017 to 2/2018 \$6,089

CLARIFICATION:

1. Question: Is there a desire for renewable energy?

Answer: Yes, that is of interest to the City.

2. Question: What is the intended performance period? 3 – 5 – 10 – 15 – 28 years?

Answer: That will need to be determined as we learn more about the options.

3. Question: Are LED's being used now?

Answer: Yes, the City has been replacing lights with LED's at the Rec Center, as they burn out.

4. Are there automatic water and soap dispensers in the restrooms?

Answer: No.

5. What is motivating the timing of this RFP?

Answer: The facility is 18 years old, and the City has an interest in sustainable systems if and when upgrading or replacing current systems.

6. Are all exterior lights on photo cells?

Answer: Yes.

7. How is the landscaping irrigated?

Answer: Water is pulled from a designed retention pond. The water is sourced from pool back wash operations and Lena Gulch.

8. What controls are in place for the indoor pool environment?

Answer: Air and water temperatures are maintained at the same levels to minimize energy use, but the HVAC settings may change at night. The pumps run 24/7. The UV system is ramped down at night and back up at 5 AM.

9. What is done to control water use in the showers?

Answer: There is a balance of responding to customer comments about water pressure, and restricting flow to minimize water use. The City has addressed this with a mix of various valves, heads and gaskets.

10. Who does the mechanical maintenance at the building?

Answer: City staff and sub-contracted vendors, as needed.

11. Are there any specific areas of concern related to heating the building?

Answer: The openness of the entry to the building allows cold air in as people enter and exit, and results in staff utilizing space heaters at their feet. Also, as the building is heated, the heat rises to the upper fitness area and customers complain that it is too hot at times.

12. What is the relationship of the barn (out front) to the Recreation Center? How is it used?

Answer: The barn was relocated from a local property, and is considered historic, and iconic. It is currently used only for storage, but does have electric power, and is heated.

Visit the City website for bid documents, addendum, project updates at www.ci.wheatridge.co.us

POINT OF CONTACT: Jennifer Nellis, Purchasing Agent, jnellis@ci.wheatridge.co.us or fax 303-234-5924 or phone 303-235-2811. Do not contact the user department or evaluation committee.

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WRRC Energy Audit
pre-proposal meeting

Aug 8, 2018

Staff Offices/Administration - 2,486 sq ft

The office space houses the Recreation Division, Center staff and the Director of Parks and Recreation, as well as all support staff with approximately 11 work stations. The area also includes a work room and staff break room, storage and conference room. The conference room is accessible from the center hallway for public use on a scheduled basis.

Parking Lot - The parking lot is paved asphalt and contains 248 total, 7 of which are handicapped.

Structural-Mechanical-Electrical-Aquatic-Computer Systems

Structural

Foundation: Drilled Concrete Piers
Flooring: Structural concrete slab-or-void and structural precast concrete
Walls: Reinforced CMU block in Recreation Center, Steel stud in Community and Babysitting rooms.
Roof: Structural steel joists supporting single ply ballasted membrane roof system. Glue lam beams in family swimming pool; pitched roofs are asphalt; shingle over light gauge metal trusses.

Mechanical:

Pool Areas: Three custom roof mounted heat recovery units maintain proper humidity and temperature control. One unit serves the competitive pool area while the remaining two units serve the Family Pool area. These units maintain proper humidity levels by taking advantage of Colorado's dry climate, providing up to 100% "dry" outside air for dehumidification. Incorporated into the units are high efficiency heat recovery "heat pipes" to recover heat from air being exhausted out of the space. Gas heat provides additional heating capabilities.

Gymnasium: One single zone VAV (Variable Air Volume) roof-top unit with gas heat "dx" cooling condition this space. Variable frequency drives vary the amount of air flow into the gymnasium to conserve energy during the lightly loaded times. Unit is equipped with CO2 sensors to vary the amount of outdoor air brought in, to maintain good indoor air quality while conserving energy.

Locker rooms: One 100% outside air make up air unit and three exhaust fans provide ventilation and odor removal. The make up air unit has gas heat and evaporative cooling.

Offices: One single zone constant volume roof-top unit with dual mounted electric heating coils provide additional zoning and comfort levels to this space. Unit is equipped with a CO2 sensor to vary the amount of outdoor air brought in, to maintain good indoor air quality while conserving energy.

Mechanical rooms: A combination of 100% outside air make up air units, exhaust fans and gas fixed unit heaters provide heating and ventilation to these spaces.

Remaining spaces: Eleven single zone constant volume rooftop units with gas heat and "dx" cooling condition the remaining spaces. Units are equipped with CO2 sensors to vary the amount of outdoor air brought in to maintain good indoor air quality while conserving energy.